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LáSolana Living



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April Issue

Notes From the March 20, 2012 Board Meeting

Deep appreciation is in order for the detailed work put in by your Board members.

I would especially like to thank Ken Marks for his efforts in meeting with the City of Surprise Councilman, Richard Alton, the Public Works department and the Assistant City Manager. Ken shared our concerns regarding the property line between LáSolana and Colonnade. The city is now very aware of our challenges. Ken, Duey and Brad met with officials from the Colonnade on March 20th at noon and we look forward to a further update at the April board meeting. Richard Alton, our City of Surprise Councilman, is looking forward to attending our next Board meeting to speak to our owners.

Duey, Ken and Brad have been meeting extensively with ProQual Landscaping to delve through the details of our existing contract and to decipher the exact needs for an upgrade to the irrigation system. Ken provided the owners with an excellent explanation of future developments. The Board approved the bid for \$13,817.80 for an irrigation retrofit and to remove 50 unsightly plants and replace same with 79 (5 gallon) flowering shrubs at one area of our property. Our property will be improved zone by zone. No action was taken on purchasing hermit crab "smart controllers". We require further information in April to proceed with this quote. We voted to not proceed with the organic fertilizer quote.

More information and costs on the removal of the cage outside the rear door of the clubhouse are to be presented by Russ Anderson at a future meeting.

By the time you read this newsletter, I will be back home in Canada. I would like you to know how much I enjoy working with our Board, Brad, our manager, our staff, our Committees and all our residents. We have put in a busy year and once the irrigation retrofit and the Colonnade property line issues are settled, we will have put to rest many of the major concerns for LáSolana. I am proud of all our accomplishments and I congratulate each Board member, all the staff and Brad who have journeyed with us.

Thank you to all our volunteers who have provided opportunities for social gatherings, for the card and games opportunities day and evening, for opening the clubhouse on weekends, for taking care of the library, and to the gentlemen who care for the poolside planters and chairs.

Have a great Easter holiday season and for our snowbirds, safe travels! Keep well until I see you all again.

Ann Ward, President
LáSolana Board of Directors





Meet Your Neighbor

Do you know which LáSolana resident enjoys hockey on the NHL Centre Ice Hockey Network? If you're thinking Canadian you're on the right track. However, you may be surprised to learn that this month's "Meet Your Neighbor" is about Liz Jackson from Building 3 who is a sport's enthusiast, especially about her hometown team the Edmonton Oilers. And, when possible, she's in the stands cheering them on.

Liz moved to LáSolana in 2008 after spending time here with her sister Lil and her brother-in-law Ken Koch who live in Building 2. Decorating her home is something else that has kept Liz busy, giving it her personal touch as well as exploring the sites around Arizona.

Being an avid golfer, Liz is on the links at Sun City Grand at least twice a week. During the six months she spends in Arizona she plays on an eight member women's team and she also plays golf with a single's group. On Saturday she looks forward to Bocce Ball with a group from LáSolana. If invited to view any other sport's competition she would likely jump at the chance.

About six years ago Liz became a widow when her husband, Barry, passed on after fighting brain cancer for eleven years. During their 43 year marriage they became the parents of three girls who are now married. One lives not far from Liz in Edmonton, Alberta, another in Ottawa, Ontario, and one in Wichita, Kansas. Among these three families Liz enjoys eight grandchildren, five girls and three boys ranging from 19 years to 4 years of age.

Liz shared a partnership with her husband, Barry, in the food industry. Together they opened a specialty market similar to Sprouts selling meats and produce. Liz and her family continue to operate several food booths as she has for the last 43 years in Edmonton and at the Calgary Stampede. She enjoys working with her children, grandchildren, nieces, and nephews who look forward annually to performing the necessary tasks that make this a successful venture for all involved.

Recently Liz purchased a twin home condo in an adult community in Edmonton, and she is looking forward to the next stage of her life during the months when she's back in Canada. Wherever she is, Liz is happy, outgoing, and her infectious smile makes her a joy to know.

Earl Lindquist #2301

Landscape Update

As you are all probably aware we are in the process of making some major commitments to deal with our landscaping and associated problems. The Board has chosen to work with Pro Qual Landscaping, our current landscaping contractor. They recently gave us a proposal that covered a five year program. Brad Schaeffer, our Property Manager along with Ken Marks and Duey Kerper have had several meetings with them to facilitate a complete understanding of our wishes and their capabilities to deal with their very comprehensive proposal. The major problem that we have to deal with is the irrigation system that deals with the plants and trees because it is a "poly" tube system that is deteriorating rapidly. Our concerns are (1) the plants and trees and (2) the turf areas. The watering for our complex is controlled by valves and clocks located throughout the property.

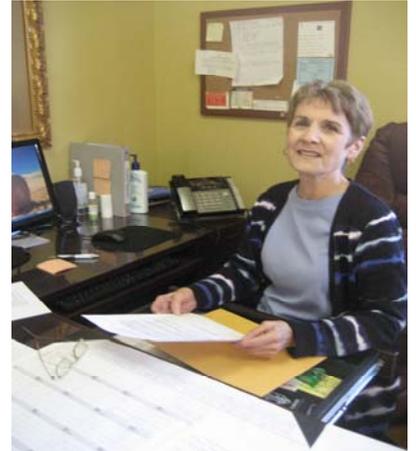
As a result of the most recent meeting a plan was developed to deal with our entire property by clock starting with clock 1. This covers the area you first see when entering LáSolana, Building 1, the pool area and the parking area behind buildings 1 and 2. Assuming that our residents will like what they see in this initial effort, we will continue with the remaining 6 clocks on a scheduled basis. Ken Marks gave a very informative and detailed explanation of the proposed plan at the March 20th Board Meeting. In summary, it includes (a) replacing the "poly" tubing with 3/4" schedule 40 PVC hard piping with multi port emitters placed strategically to allow for proper watering of all plants and trees and (b) removal of (59) unsightly plants and installation of (79) 5 gallon flowering shrubs. New decorative granite will be installed to dress the area being worked. The total cost for this phase will be \$13,817. Ken stated that our current budget could handle this expenditure. The Board voted to proceed with this phase immediately. We also discussed the proposal to install an Internet based, Water Management Irrigation System which would retrofit our existing controllers with ET Water "smart" controller technology. According to Pro Qual this would result in a 20% saving in our water usage. The Board decided to delay a decision on this.

Duey Kerper, Secretary, Board of Directors

Bon Voyage

LáSolana residents will soon want to wish Judy Goulbourne a pleasant journey as she retires from her part-time position in the clubhouse office after 7 years of employment. Actually, this will be her second retirement following 34 years with United Airlines in New York City, Honolulu, and Phoenix. The date of Judy's departure is still uncertain as she will remain until a replacement is found for her after JoAnne returns from knee surgery. That's dedication, especially as she looks forward to more travel with her husband, Charles, without the time limits imposed by employment.

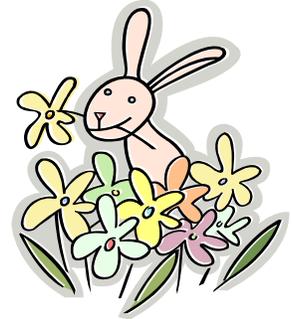
During the months ahead, Judy is looking forward to spending more time with her daughter's family that includes two grandsons in Silverdale, Washington. She and Charles are also looking forward to celebrating their 50th wedding anniversary on October 20th in Maui, Hawaii. When time permits, San Diego and Las Vegas are also on the travel agenda as are destinations where they can enjoy United Airline's travel benefits for former employees.



Judy, when asked what she expects to miss most about her work at LáSolana, said, "I'll miss contacts with the people who reside at LáSolana and the wonderful staff with whom I work." Indeed, these people will miss Judy too.

So we all join in saying, "Bon Voyage and may your journey be a pleasant one."

Earl Lindquist #2301



Neighborhood Representative March 2, 2012 Report

- March 30th drive in movie at the SCG amphitheater. Bring a blanket and snacks.
- CPR classes held every Tuesday at the Adobe Spa.
- New exercise equipment to arrive in May.
- Mitzi Mills reported that there are many more Code of Conduct violation which consist of aggressive behavior. Mitzi aske reps to remind their neighbors to be kind to one another.
- New tiered seating to be in place for next event.
- Dillon's remodeling complete. New tenants—Mario and Angila Rana. The couple own a restaurant in Scottsdale. Name of the new restaurant to be announced at a later date..
- New SCG web will be up and running soon. Cam will ask various groups to test it out for computer ease.

This article was submitted by Barb Magnusson, Neighborhood Representative for LáSolana and only highlights some of the discussion that occurred at the March Meeting. Reading the Sun City Grand Times or signing up to receive Mitzi Mill's email blasts or watching SCG's Channel 22 will give residents a more complete picture happenings in SCG.

MEETING DATES

Chat with the Board

Thursday, April 12, 2012

7:00 - 8:00 p.m.

2012 Board Meetings

Tuesday, April 17 - 10:00 a.m.



Mike's Corner

The round receptacle in the mail room is for **recycling unwanted mail only!** Do not put your newspaper recyclables here as there is insufficient space for them. Recycle newspapers, cardboard, etc. are to be taken to the recycle bin back behind Building 6. Also, please, please do not place coffee containers, etc. or other trash in this receptacle. It causes much undue work.

Please be sure to keep the entrance doors to the buildings closed. Several times lately residents have found building doors that had been left open all night. With desert critters roaming about at night this is unsafe.

Colonnade/LáSolana History

The following is a brief background on the Colonnade project.

In 1999 LáSolana was constructed commercially as apartments to serve as a stay and play facility for Sun City Grand. It was owned and developed by Peter Wells along with a couple of LLC's. The project was approximately 20 acres in size for the LáSolana portion which consisted of two phases and sat on approximately 6 to 8 individual parcels which made up the whole of the project of approximately 40 acres. These parcels were all owned by Peter Wells and his LLC partners. After completion of phase 1 of LáSolana in 2003 it was decided to abandon phase 2 and parcel off the remaining land and sell that property to what would become the Colonnade. At the same time, LáSolana was converted from apartments to condominiums and sold off to individual buyers.

The part that gets fuzzy here is with the remainder parcel development. LáSolana as constructed did not fit neatly upon one single parcel. It was just over 10 acres in size. There would have to be an adjustment to accommodate the completed phase 1 and then the remainder could then be parceled off to the new buyer. We are not sure who was the approving entity of this adjustment. After its completion however a problem came to light. It appears that no one verified the new lot line that had been created by the adjustment. The results of the adjustment caused the new property line to prevent a small completion of the LáSolana project which would have a connector road from the north cul-de-sac to the main artery of the project to accommodate emergency and other necessary vehicles. It also put us in conflict with the cities original set of construction conditions which called for the construction of 7 drywells to accommodate a potential 100 year flood. The new property line moved our well # 7 onto what was soon to become the Colonnade property along with several yards of retention pond area. It also would cause us to remove several yards of sidewalk, abandon several existing utility lines and puts a dividing wall a mere 15 feet from the view windows of several condo units. As all the parcels involved at the time of the adjustment were owned or controlled by Peter Wells and the LLC's, no one questioned the accuracy or the implications of these new corner stakes.

Now, as you are well aware, the Colonnade has slowly been constructing their complete congregate care facility and recently within the past few weeks has made it clear that it is time to move forward again with their project which includes the construction of a security wall which would divide and separate our properties. This wall is on the very property line I have described above.

Meetings are continuing between LáSolana, Colonnade and Joe LaRue of Sun Health. We will keep you posted as things develop. I hope this is sufficient to brief you on the issue.

Ken Marks, Vice President Board of Directors

